

AMITY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
January 11, 2017

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Municipal Building located at 2004 Weavertown Road, Douglassville, Berks County, PA. The meeting was called to order by Paul Weller at 7:00 P.M. with a salute to the flag. The following people were in attendance:

Commission

Paul Weller - Chairman  
Dwight Buckwalter - Vice Chairman  
Terry Jones  
Julie Marburger

Staff

Mr. Kevin Musheno, Kozloff Stoudt, Solicitor  
Mr. John Weber, LTL Consultants, Engineer  
Mr. Troy Bingaman, Amity Township Manager  
Kathie Benson, Planning Commission Secretary

Mr. Weller turned over the meeting to Mr. Musheno. Mr. Musheno opened the floor for nominations:

Terry Jones made the motion and Julie Marburger seconded the motion to nominate Paul Weller as Chairman and close the nominations. *Motion carried unanimously.*

Terry Jones made the motion and Julie Marburger seconded the motion to nominate Dwight Buckwalter Vice Chairman and close the nominations. *Motion carried unanimously.*

Julie Marburger made the motion and Dwight Buckwalter seconded the motion to nominate Kathie Benson Planning Commission Secretary. *Motion carried unanimously.*

The meeting was turned over to Mr. Weller

Julie Marburger moved seconded by Dwight Buckwalter to approve the minutes of the Regular meeting of December 14, 2016. Motion carried unanimously.

**Arbour Green-Preliminary Plan-72 Twin Homes (age targeted)-Boyer Engineering-Telvil Corporation-Old Swede Rd**

Original Submission October 11, 2015; Expires 1.9.16  
Extension #1 approved: Expires 04.20.16  
Extension #2 approved; Expires 10.16.16  
Extension #3 approved; Expires 04.19.17

Mr. Boyer reported the Berks County Conservation District and PennDOT Approval letters are expected very soon. Mr. Hunsberger proposed the street lights to be Coach Style LED lights as he used in another community. Julie Marburger moved and seconded by Dwight Buckwalter to recommend the Board of Supervisor's allow the proposed Coach LED Lights. Motion carried unanimously. Mr. Hunsberger requests to place the stormwater filters in the township right-of-way and making the Home Owners Association responsible for the clean out. This will allow the clean out trucks easy accessibility to handle the job. Terry Jones made the motion seconded by Dwight Buckwalter to allow the clean outs in our right-of-way holding the HOA responsible for maintenance in Amity Townships Stormwater Agreement. *Motion carried unanimously.* Additional waivers listed on the plan are  
Section 502(a) (20) - to not require two separate points of ingress and egress for the development.  
Section 502(a) (21) - to not require a collector road in the development  
Section 517(b) (15)- to not require a professional landscape architect signature and seal.  
Section 502(g) (4) - to allow more than 20 units in a street

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Section 502(b) (1) - to allow a cartway width of 28' with parking on one side for all of the proposed streets.

Section 502(b) (3) - to not require additional road widening along Old Swede Rd (SR 662) except at the intersection with Pine Forge Road.

Section 507(b) - to not require sidewalks along Old Swede Road (SR 662)

Section 507(a) - to not require curbing along Old Swede Road (SR 662)

Section 507(a) (21) - to allow more than 50 dwelling units without a collector street.

Terry Jones moved seconded by Dwight Buckwalter to recommend the Board of Supervisor's grant the additional waivers requested provided Mr. Boyer revises his July 20, 2016 waiver request letter to coincide with the planning commission waivers approved. Terry Jones moved seconded by Julie Marburger to recommend the Board of Supervisor's agree to withdraw the Preliminary Plan to build 72 Townhomes, as approved by the Board of Supervisor's June 04, 2008. *Motion carried unanimously.* Terry Jones moved seconded by Dwight Buckwalter to recommend the Board of Supervisor's grant Preliminary Plan Approval for Plan Number CS111091 dated 09/23/15 last revised 12/28/16 conditioned upon the satisfaction of the conditions identified in January 6, 2017 LTL letter; and outside agency technical reviews approved. *Motion carried unanimously.*

**Evolution Powersport Land Development-507 Ben Franklin Highway West-Boyer Engineering**

Original Submission 03.09.16; Expires 06.07.16

Extension #1 approved 05.18.16; Expires 12.21.16

Extension #2 approved 12.21.16; Expires 06.20.17

Mr. Boyer reported revised plans are expected next month. Mr. Weller requested Mr. Boyer inform his client the Township will require an EDU reservation for the new building.

**Barry Shirey-6359 Boyertown Pike-Turkey Farm-Boyer Engineering-Land Development**

Original Submission 07.13.16; Expires 10.11.16

Extension #1 approved 09.20.16; Expires 04.19.17

Mr. Boyer discussed the LTL Consultants review letter dated January 6, 2017. The direction of the ventilation was discussed. Mr. Boyer & Mr. Shirey explained they have repositioned to have the fans facing their existing home therefore ventilating to their living space. Mr. Boyer & Mr. Shirey stated it is not possible for all fans to face the southeasterly direction. The Planning Commission agreed a further interpretation of the requirement from the Conditional Use Decision & Order will be requested by Kevin Musheno from Andrew George the presiding attorney. Dwight Buckwalter moved seconded by Julie Marburger to recommend the Board of Supervisor's grant a waiver request to require property corner markers to be set. *Motion carried unanimously.* Terry Jones moved seconded by Julie Marburger to recommend the Board of Supervisor's grant a waiver request to plant Red Cedar and Norway Spruce buffer trees, as Rosetree Consulting recommends to aid in ammonia odor controls. *Motion carried unanimously.* Terry Jones moved seconded by Dwight Buckwalter to grant Conditional Preliminary Plan approval conditioned upon the items in LTL's review letter dated January 6, 2017 be satisfied. *Motion carried unanimously.*

**Dollar General-Steckbeck Engineering-Commercial Business Rt 422**

Original Submission 12.14.16; Expires 03.14.17

Mr. Weber reported Steckbeck Engineering did not plan on attending this meeting. A review letter will be sent to their office next week, and he expects Steckbeck Engineering will revise the plans for review prior to the next meeting.

**1123 Douglassville, LLC-Penn E&R-David Weaver-(Auto Zone/Rt 422)**

Mr. Weaver stated their plan has been submitted for review, and would answer any questions. Dwight Buckwalter moved seconded by Julie Marburger to accept the plan for review. *Motion carried unanimously.*

**ZONING**

**ORDINANCES**

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**Recreation Fee-SALDO Ordinance Amendment**

Kevin Musheno reported the Berks County Planning Commission has offered their comments and the first advertisement has appeared in the Reading Eagle. The Ordinance will be ready for formal adoption at the February 1<sup>st</sup> meeting of the Board of Supervisor's

**COMMENTS**

Nothing at this time.

**OTHER PLANNING COMMISSION ITEMS**

Mr. Huhn of Gollub Drive presented an unsigned, unrecorded plan of Paradise Park Subdivision as planned by Walter E Spotts & Associates dated April 1959. Mr. Huhn owns three of the subdivided lots and would like to annex them into two lots. Mr. Weber and the Planning Commission reviewed the plan. Mr. Huhn was advised to speak to Steve Loomis to make arrangements for perks and probe testing. The first step to qualify if annexation is possible.

**ADJOURN**

Terry Jones moved seconded by Julie Marburger to adjourn the meeting at 8:11PM Motion carried unanimously.

**Respectfully submitted,**

**Kathie Benson  
Planning Commission Secretary**